

Survey with Improvements

Tract 1:

Being all of Lot 15, Oak Crest Subdivison (Revised), a subdivision in Palo Pinto County, Texas.

According to the plat as recorded in Volume 9, Page 64, Slide 630, Plat Records, Palo Pinto County, Texas.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect Surface Adjusted, N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, using Texas Department of Transportation Surface Adjustment Factor of 1.00012.

Tract 2:

Being a 1.186 acres tract of land being a portion of Lot 14, Oak Crest Subdivison (Revised), a subdivision in Palo Pinto County, Texas, according to the plat recorded in Volume 9, Page 64, Slide 630, Plat Records, Palo Pinto County, Texas; being all of that certain tract of land conveyed to C. & K. Walker in Volume 1606, Page 380, Official Public Records, Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect Surface Adjusted, N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, using Texas Department of Transportation Surface Adjustment Factor of 1.00012.

Beginning at a found 3/8" iron rod at the northwest corner of said Lot 14 and in the the east right of way line of Lone Oak, a paved surface, for the northwest and beginning corner of this tract.

Thence S 89°49'01" E 413.04 feet along the north boundary line of said Lot 14 to a found 3/8" iron rod at an ell corner of that certain tract of land conveyed to K. & R. Mori in Volume 2414, Page 222, O.P.R.P.C.T., for the northeast corner of this tract.

Thence S 07°07'10" W 181.82 feet to a found 3/8" iron rod at the most southerly southwest corner of said K. & R. Mori Tract, at the northeast corner of Lot 15 of said Subdivision, and at the northwest corner of that called 5.0 acres tract of land conveyed to R. Franklin in Volume 429, Page 395, Deed Records, Palo Pinto County, Texas, for the southeast corner of this tract.

Thence N 74°18'54" W 421.95 feet to a found 3/8" iron rod at the southwest corner of said Lot 14 and in the east right of way line of said road, for the southwest corner of this tract.

Thence along the arc of a curve to the left, having a radius of 105.00 feet, an arc length of 70.80 feet, and whose chord bears N 13°05'12" E 69.47 feet to the point of beginning.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground; by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

[Signature]

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Mineral Wells Branch
112 S.E. 1st Street, Mineral Wells, Texas 76067
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M22244 - October 5, 2022

Notes:

No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

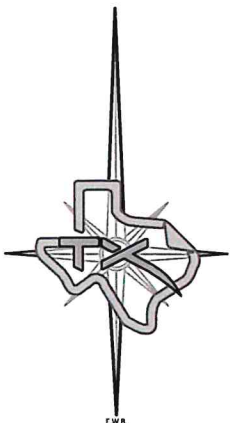
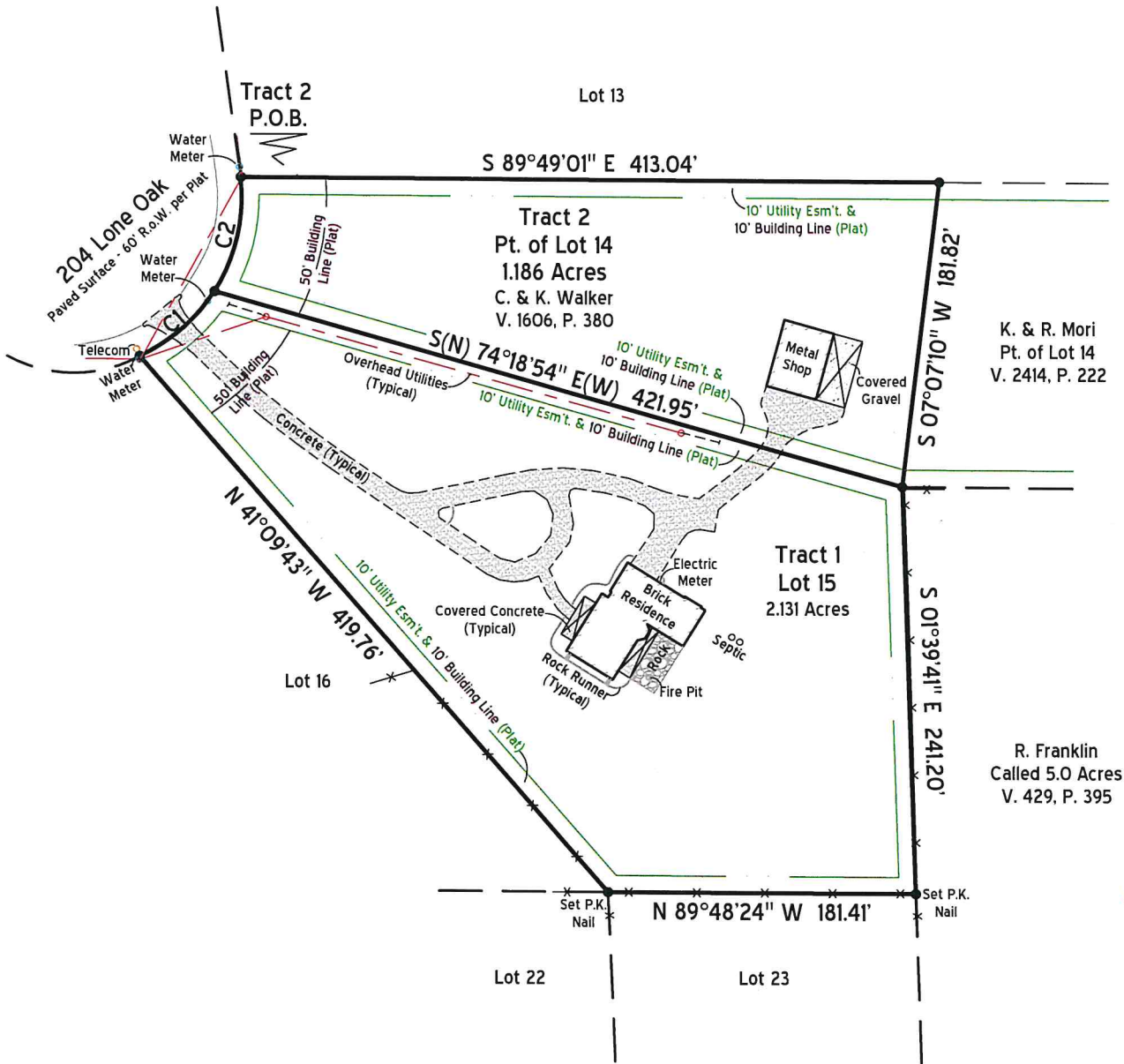
Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey, for up to date flood hazard information always visit the official F.E.M.A. website at (www.FEMA.gov).

Governmental entities may require this property to be further platted and recorded with the County Clerk.

Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

All corners are found 3/8" iron rods, unless otherwise noted.



CURVE	RADIUS	ARC	CHORD	CHORD
C1	105.00'	59.64'	N 49°04'50" E	58.84'
C2	105.00'	70.80'	N 13°05'12" E	69.47'



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